

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)

KNOW ALL MEN BY THESE PRESENTS,

025964

THAT WILLIAM A. LOUBIER, of Worcester, County of Worcester, and Commonwealth of Massachusetts, duly appointed and acting personal representative of the Estate of ALICE D. MICHAUD, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law, and every other power, (in distribution of the estate)

grants to WILLIAM A. LOUBIER, of Worcester, Massachusetts, whose mailing address is 135 Holden Street, Worcester, Massachusetts, ROBERT J. B. LOUBIER, of Roanoke, Indiana, whose mailing address is 10600 S 700 E 92, Roanoke, Indiana 46783, CLEO MARIE DEPTULA, of New Britain, Connecticut, whose mailing address is 140 Bay Avenue, New Britain, Connecticut 06053, and EUGENE E. LOUBIER, of Reading, Massachusetts, whose mailing address is 12 Clover Circle, Reading, Massachusetts 01867,

being the person(s) entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly sideline of Summer Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found in the northerly corner of Lot numbered two (2) according to a plan of a survey dated October 13, 1924, made by Green and Wilson, C.E., which plan is recorded in the Kennebec County Registry of Deeds Plan Book 8, Pages 74 and 75. See also Plan Book 8, Pages 70 and 71. Said pin found is also the first pin called in the deed of John W. Picher et al. to Alice D. Michaud, dated April 28, 1975 and recorded in said Registry, Book 1860, Page 60; and said pin found is also the first pin called in the deed of M. D. Building Contractors, Inc. to Richard N. Giroux et al., dated November 19, 1976 and recorded in said Registry, Book 1960, Page 26; thence by the following courses and distances, to wit:

1) South twenty-seven degrees, fourteen minutes, nine seconds East (S 27°-14'-09" E) along the southwesterly line of the land of said Giroux and along the northeasterly line of the land conveyed by said Picher, a distance of one hundred thirty-two and two hundredths (132.02) feet to an iron pin found, said pin being the third iron pin called in said deed from Picher to Michaud and the second iron pin called in the deed from said corporation to Giroux; thence

2) South fifty-six degrees, zero minutes, forty-two seconds East (S 56°-00'-42" E) along the southwesterly line of land recently conveyed to said Giroux by the successors in interest to said corporation, a distance of seven and twenty-two hundredths (7.22) feet to an iron rod set on said line at the northerly corner of the land recently conveyed by the Personal Representative of the Estate of Alice D. Michaud to said Giroux; thence

3) South thirty-eight degrees, twenty-five minutes, thirty-one seconds East (S 38°-25'-31" E) along the southwesterly line of said land to be conveyed or conveyed by said Estate to said Giroux, a distance of thirty-four and forty-nine hundredths (34.49) feet to an iron rod set for a corner on the northwesterly line of the land owned by Carl E. Gagne et al. and on the southeasterly line of the land described in the deed of

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Arthur J. Gagne et al. to Alice D. Michaud, dated July 30, 1971 and recorded in said Registry, Book 1556, Page 597; thence

4) South twenty-four degrees, fifty-five minutes, nine seconds West (S 24°-55'-09" W) along said northwesterly line of the land of Carl Gagne et al. and along said southeasterly line of the land conveyed to said Michaud By Arthur J. Gagne, a distance of thirty-six and fourteen hundredths (36.14) feet to an iron rod set on the northeasterly line of said Lot numbered two (2), heretofore referenced and on the southwesterly line of other land of said Carl Gagne et al., being the same conveyed to Arthur J. Gagne by Alice D. Michaud by deed dated October 5, 1978 and recorded in said Registry, Book 2156, Page 281, thence

5) North twenty-one degrees, fifty minutes, ten seconds West (N 21°-50'-10" W) along said Lot line and along the northeasterly line of said land of Gagne, a distance of two and seventy-two hundredths (2.72) feet to an iron rod set at an interior corner; thence

6) South fifty degrees, forty-eight minutes, forty-two seconds West (S 50°-48'-42" W) along the northwesterly line of said land conveyed by Alice Michaud to Arthur Gagne, a distance of sixteen and sixteen hundredths (16.16) feet to an iron rod set in the westerly corner of said land of Gagne on the southwesterly line of said Lot two (2) and on the northeasterly line of land owned by Christopher P. Brown; thence

7) North thirty-nine degrees, forty-five minutes, twenty-five seconds West (N 39°-45'-25" W) along said line of Lot two (2) and said line of Brown to and along the northeasterly line of land of said Christopher P. Brown et al., a distance of one hundred eighty-three and zero hundredths (183.00) feet to an iron rod found in the westerly corner of said Lot two (2) and in northerly corner of the land of said Browns on the southeasterly right of way line of Summer Street; thence

8) North fifty degrees, fourteen minutes, thirty-five seconds East (N 50°-14'-35" E) along said street line, a distance of seventy-five and forty hundredths (75.40) feet to the iron pin found at the point of beginning.

The above described lot contains Ten Thousand Three Hundred Twenty (10,320) square feet, more or less, or twenty-four hundredths (0.24) acres and is the same shown on a survey entitled "Plan of Property Owned by the Estate of Alice D. Michaud," 58 Summer Street, Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated August 1991, being the remainder shown thereon. The iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132". Said Plan to be recorded herewith.

Being the remainder of the premises held by the Personal Representative of the Estate of Alice D. Michaud, see said Registry, Book 3938, Page 104 and the records of the Kennebec Registry of Probate. Also being the remainder of the premises conveyed by deed of William Bourgoin to Joseph L. Loubier et al., dated June 8, 1929 and recorded in said Registry, Book 664, Page 132 and devised in the Will of said Loubier to Alice D. Loubier, said will abstracted in said Registry, Book 758, Page 429; the remainder of the premises conveyed by deed of Arthur J. Gagne, et al. to Alice D. Michaud, dated July 30, 1971 and recorded in the Kennebec County Registry of Deeds,

Book 1556, Page 597; and all of the premises conveyed by deed of John W. Picher et al. to said Michaud, dated April 28, 1975 and recorded in said Registry, Book 1810, Page 60.

IN WITNESS WHEREOF, I the said WILLIAM A. LOUBIER hereunto sets my hand(s) and seal(s) this 30th day of the month of October, 1991.

Signed, Sealed and Delivered in the presence of

Lauren J. Versman
Witness

William A. Loubier
WILLIAM A. LOUBIER

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER, SS.

October 30, 1991

Personally appeared the above named WILLIAM A. LOUBIER in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Lauren J. Versman
NOTARY PUBLIC

Lauren J. Versman
(print name)

my commission expires 10/11/92



RECEIVED KENNEDIC SS.
1991 NOV -7 PM 1:01
WITNES: Lauren J. Versman
REGISTER OF DEEDS